

## ARTICLE 14. SUBURBAN NEIGHBORHOODS NON-RESIDENTIAL DISTRICTS

### PURPOSE OF THE SUBURBAN NEIGHBORHOODS

Suburban Neighborhoods developed primarily in the latter half of the 20<sup>th</sup> Century. These areas are characterized by lower density development, including neighborhoods of single-family development on lots of various sizes and more spacious setbacks between homes than found in older areas of the City with a generally uniform front setback within each square. Commercial areas within the Suburban Neighborhoods tend to be physically separated from residential areas and have few, if any, ground floor residential uses. These areas are generally located along arterial streets and typically provide accommodation for the automobile, reflecting a more suburban style of development.

The non-residential districts of Suburban Neighborhoods contain regulations that create and maintain environments that encourage lower intensity commercial development. Non-residential districts reflect a pattern of commercial development oriented toward a concentration of commercial uses in business district environments, rather than commercial uses interspersed throughout residential areas.

### CHARACTER OF THE SUBURBAN NEIGHBORHOODS

The character of the non-residential districts of the Suburban Neighborhoods is defined by:

- » Commercial development located predominantly along major thoroughfares that generally provide on-site parking
- » Business districts where various commercial uses, including retail, services, office and entertainment, are concentrated
- » Destination commercial uses that serve both nearby residents as well as a larger area from outside the immediate neighborhood



# ARTICLE 14. SUBURBAN NEIGHBORHOODS NON-RESIDENTIAL DISTRICTS

- 14.1 PURPOSE STATEMENTS
  - 14.2 USES
  - 14.3 SITE DESIGN STANDARDS
  - 14.4 GENERAL STANDARDS OF APPLICABILITY
- 

## 14.1 PURPOSE STATEMENTS

### A. Purpose of the S-B1 Suburban Business District

The S-B1 Neighborhood Business District is intended to provide primarily for retail shopping and personal service uses that primarily serve nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with more suburban residential surroundings.

### B. Purpose of the S-B2 Pedestrian-Oriented Corridor Business District

The S-B2 Pedestrian-Oriented Corridor Business District is intended for clusters of pedestrian-oriented business uses generally located along corridors. The district regulations are designed to encourage compatibility with adjacent or nearby suburban residential uses and maintain the pedestrian-oriented character of the area.

### C. Purpose of the S-LB1 Lake Area Neighborhood Business District

The S-LB1 Lake Area Neighborhood Business District is intended to provide for small offices, retail shopping and personal services uses, to be developed either as a unit or in individual parcels, to serve the needs of nearby low-density residential neighborhoods in a manner compatible with adjacent residential uses.

### D. Purpose of the S-LB2 Lake Area Neighborhood Business District

The S-LB2 Lake Area Neighborhood Business District is intended to provide for larger retail shopping venues and personal services uses, to be developed either as a unit or in individual parcels, to serve the needs of a relatively nearby small area of low to medium density residential neighborhoods.

### E. Purpose of the S-LC Lake Area General Commercial District

The S-LC Lake Area General Commercial District is intended to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous service activities, generally serving a wide area and located particularly along certain existing major thoroughfares. The district is intended for application in intensely developed areas. Tall buildings are permitted, no front yards are required, and sign regulations are less restrictive than those in other business districts.

#### **F. Purpose of the S-LP Lake Area Neighborhood Park District**

The S-LP Lake Area Neighborhood Park District is intended to provide for small neighborhood-scale passive open space and recreational areas intended to compliment existing residential neighborhoods or transportation corridors. Such land may include small parks and recreation space, open space, greenways, floodways, trails, and lands with unique physical, aesthetic, or cultural characteristics. It is intended that these areas provide opportunities for passive outdoor recreation, preserve scenic views, and protect fragile environmental areas.

#### **G. Purpose of the S-LM Lake Area Marina District**

The S-LM Lake Area Marina District is intended to accommodate the variety of commercial, open space, and water-related and outdoor recreational uses within the West End.

### **14.2 USES**

#### **A. Permitted and Conditional Uses**

Only those uses of land listed under Table 14-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Suburban Neighborhood Districts. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

#### **B. Use Restrictions**

##### **1. Middle Harrison Avenue within S-LB1 District Use Restrictions**

The following use restrictions apply to the Middle Harrison Avenue area of the S-LB1 District and are applicable to those lots that front on Harrison Avenue between Canal and West End Boulevard.

- a. Any non-residential use over four thousand (4,000) square feet in gross floor area is prohibited.
- b. The maximum number of standard restaurants allowed is five (5) and all standard restaurants are conditional uses.
- c. The following uses are prohibited: gas station, motor vehicle repair, minor, fast food restaurant, and bar.

##### **2. S-LB1 District Use Restrictions**

- a. Only standard restaurants that do not sell alcoholic beverages are permitted uses in the S-LB1 District. Standard restaurants that sell alcoholic beverages are conditional uses in the S-LB1 District.
- b. Drive-through facilities are prohibited for fast food restaurants in the S-LB1 District.

### 3. S-LB2 District Use Restrictions

Drive-through facilities are prohibited for fast food restaurants in the S-LB2 District.

### 4. S-LC District Use Restrictions

Drive-through facilities are prohibited for fast food restaurants in the S-LC District.

### 5. S-B1, S-LB1, and S-LB2 District Commercial Use Floor Area Limitation

In the S-B1, S-LB1, and S-LB2 Districts, the floor area of commercial uses is limited as follows:

- a. Commercial uses are permitted uses up to five thousand (5,000) square feet of total floor area, unless conditional use approval is required per Table 14-1.
- b. Conditional use approval required for any commercial use of more than five thousand (5,000) square feet of total floor area.

### 6. S-B2 District Commercial Use Floor Area Limitation

In the S-B2 District, the floor area of commercial uses is limited as follows:

- a. Commercial uses are permitted uses up to twenty-five thousand (25,000) square feet of total floor area, unless conditional use approval is required per Table 14-1.
- b. Conditional use approval required for any commercial use of more than twenty-five thousand (25,000) square feet of total floor area.

TABLE 14-1: PERMITTED AND CONDITIONAL USES						
USE <sup>1</sup>	DISTRICTS					USE STANDARDS
	S-B1	S-B2	S-LB1	S-LB2	S-LC	
RESIDENTIAL USE						
Bed and Breakfast – Accessory			P	P	P	Section 20.3.I
Bed and Breakfast – Principal			P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small			P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large			C	C	C	Section 20.3.T
Dwelling, Above the Ground Floor	C	C	P	P	P	
Dwelling, Single-Family			P	P	P	
Dwelling, Two-Family			P	P	P	Section 20.3.Y
Dwelling, Multi-Family				C	P	
Group Home, Small			P	P	P	Section 20.3.GG
Group Home, Large				C	P	Section 20.3.GG
Group Home, Congregate					C	Section 20.3.GG
Permanent Supportive Housing		C		C	P	Section 20.3.PP
Residential Care Facility	C	C	P	P	P	Section 20.3.YY
Short Term Rental					P	
Timeshare					P	
COMMERCIAL USE						
Amusement Facility, Indoor	P	P			P	Section 20.3.E
Animal Hospital	P	P	P	P	P	
Art Gallery	P	P	P	P	P	
Arts Studio	P	P	P	P	P	
Bar		C	C	C	C	Section 20.3.G
Catering Kitchen	P	P	P	P	P	

TABLE 14-1: PERMITTED AND CONDITIONAL USES						
USE <sup>1</sup>	DISTRICTS					USE STANDARDS
	S-B1	S-B2	S-LB1	S-LB2	S-LC	
Day Care Center, Adult or Child – Small	P	P	P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large	C	C	C	C	C	Section 20.3.S
Day Care Center, Adult or Child - Commercial	C	C	C	C	C	Section 20.3.S
Drive-Through Facility	C	C	C	C	C	Section 20.3.V
Financial Institution	P	P	P	P	P	
Funeral Home		P		P	P	
Gas Station	C	C	C	C	C	Section 20.3.EE
Health Club	P	P		P	P	
Heavy Sales, Rental & Service				P	P	
Hostel					C	
Hotel/Motel					C	
Kennel		C			C	Section 20.3.II
Live Entertainment – Secondary Use	C	C	C	C	C	Section 20.3.JJ
Medical/Dental Clinic	P	P	P	P	P	
Motor Vehicle Service & Repair, Minor	C	C	C	C	C	Section 20.3.MM
Office	P	P	P	P	P	
Personal Service Establishment	P	P	P	P	P	
Pet Day Care Service	P	P	P	P	P	Section 20.3.QQ
Public Market		P	P	P	P	Section 20.3.TT
Reception Facility	C	C		P	P	Section 20.3.WW
Recording Studio					P	
Restaurant, Standard	P	P	P,C	P	P	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	P	P	Section 20.3.ZZ
Restaurant, Fast Food	C	C	C	C	C	Section 20.3.ZZ
Restaurant, Carry-Out	P	P	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	P	P	
Retail Sales of Packaged Alcoholic Beverages	C	C	C	C	C	
<b>INSTITUTIONAL USE</b>						
Community Center	C	C	C	C	C	
Convent and Monastery	P	P	P	P	P	
Cultural Facility	C	C	C	C	C	Section 20.3.R
Educational Facility, Primary			C	C	C	Section 20.3.Z
Educational Facility, Secondary			C	C	C	Section 20.3.Z
Educational Facility, University				C	C	Section 20.3.Z
Educational Facility, Vocational	C	C		C	C	Section 20.3.Z
Government Offices	P	P	P	P	P	
Hospital					C	
Place of Worship	P	P	P	P	P	
Public Works and Safety Facility	C	C	C	C	C	
Social Club or Lodge	P	P	P	P	P	Section 20.3.CCC
<b>OPEN SPACE USE</b>						
Agriculture - No Livestock	P	P	P	P		Section 20.3.C
Agriculture - With Livestock	C	C	C	C		Section 20.3.C
Parks and Playgrounds	P	P	P	P	P	
Private Residential Recreation Facility (Indoor or Outdoor)			P	P	P	Section 20.3.SS
Stormwater Management (Principal Use)	C	C	C	C	C	Section 23.12
<b>OTHER</b>						
Parking Lot (Principal Use)	C	C	C	C	C	Section 20.3.OO
Parking Structure (Principal Use)	C	C			P	Section 20.3.OO
Planned Development	C	C	C	C	C	Article 5
Public Transit Wait Station	C	C	C	C	C	Section 21.6.BB
Pumping Station	P	P	P	P	P	Section 20.3.UU
Utilities	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	Section 20.3.GGG

TABLE 14-1: PERMITTED AND CONDITIONAL USES						
USE <sup>1</sup>	DISTRICTS					USE STANDARDS
	S-B1	S-B2	S-LB1	S-LB2	S-LC	
Wireless Telecommunications Antenna & Facility	C,P <sup>3</sup>	C,P <sup>3</sup>	C,P <sup>3</sup>	C,P <sup>3</sup>	C,P <sup>3</sup>	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	C	C	Section 20.3.JJJ

TABLE 14-1: PERMITTED AND CONDITIONAL USES			
USE <sup>1</sup>	DISTRICTS		USE STANDARDS
	S-LP	S-LM	
RESIDENTIAL USE			
Boathouse		P	
Dwelling, Above the Ground Floor		P	
Dwelling, Townhouse		P	
Dwelling, Multi-Family		P	
Group Home, Small		P	Section 20.3.GG
Group Home, Large		P	Section 20.3.GG
Permanent Supportive Housing		P	Section 20.3.PP
COMMERCIAL USE			
Amusement Facility, Indoor		P	Section 20.3.E
Amusement Facility, Outdoor		P	Section 20.3.E
Bar		C	Section 20.3.G
Hotel/Motel		C	
Marine Fuel Dock Facility		P	
Personal Service Establishment		P	
Public Market		P	Section 20.3.TT
Restaurant, Standard		P	Section 20.3.ZZ
Restaurant, Specialty		P	Section 20.3.ZZ
Retail Goods Establishment		P	
Retail Sales of Alcoholic Beverages		C	
INDUSTRIAL USE			
Dry Dock and Launching Operations		P	
OPEN SPACE USE			
Boat Launch		P	
Marina, Recreational		P	
Parks and Playgrounds	P	P	
Pier		P	
Stormwater Management (Principal Use)	C		
OTHER			
Parking Lot (Principal Use)	C	C	Section 20.3.OO
Parking Structure (Principal Use)	C	C	Section 20.3.OO
Pumping Station	P	P	Section 20.3.UU
Utilities	C	C	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P <sup>3</sup>	C,P <sup>3</sup>	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	Section 20.3.JJJ

#### TABLE 14-1 FOOTNOTES

<sup>1</sup> The terms in this column ("Use") are defined in Article 26.

<sup>2</sup> Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4-2.

<sup>3</sup> Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

### 14.3 SITE DESIGN STANDARDS

## **A. Bulk and Yard Regulations**

### **1. General Regulations**

Table 14-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Suburban Neighborhood Districts. (Highlighted letters in Table 14-2 indicate where those bulk and yard regulations are illustrated on the accompanying site diagram.)

### **2. Front Yard Build-To Line Requirement**

- a.** Within the S-B1 and S-B2 Districts of the Suburban Neighborhood Districts, the front yard build-to line is established by any one (1) of the following methods. A build-to line is an established setback line at which a structure is required to build. However, in no case may the front yard exceed twenty (20) feet.
  - i.** As of the effective date of this Ordinance, the current front yard of the existing structure may be set as the required front yard build-to line. When a structure is demolished, the demolition permit shall indicate the dimension of the front yard prior to demolition. The required front yard build-to line is that indicated on the demolition permit.
  - ii.** The required front yard build-to line indicated on the most recent survey or Sanborn maps.
  - iii.** The average of the front yard of the adjacent lots on either side may be used to establish the required front yard build-to line. Averaging is based on the two (2) adjacent lots or, in the case of a corner lot, two (2) neighboring lots on the same blockface. In the case of a lot configuration where only one (1) lot is available for averaging, the front yard build-to line is that of the adjacent lot. (See Figure 14-1: Front Yard Averaging)
- b.** The applicant is permitted a plus or minus three (3) foot variation from a front yard build-to line established by any of the above methods.
- c.** The required front yard build-to line is measured as the narrowest dimension from the front lot line to the principal structure. The measurement is taken from the building walls of the principal structure and does not include permitted encroachments or architectural features, such as uncovered porches, bay windows, steps, and stoops.

**FIGURE 14-1: FRONT YARD AVERAGING**

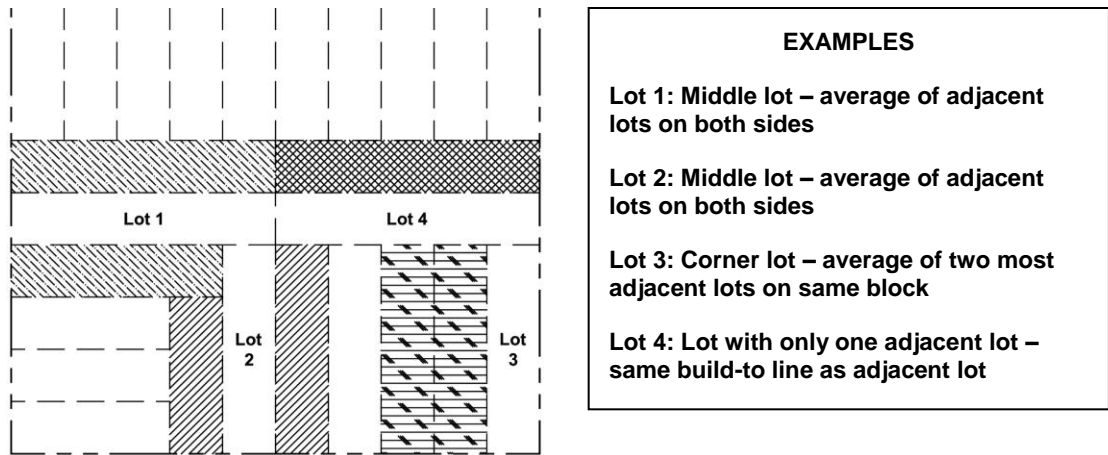


TABLE 14-2: BULK & YARD REGULATIONS						
BULK & YARD REGULATIONS		DISTRICTS				
		S-B1	S-B2	S-LB1	S-LB2	S-LC
BULK REGULATIONS						
	MINIMUM LOT AREA	10,000sf	10,000sf	SF: 3,125sf/du 2F: 1,750sf/du Townhouse: 2,000sf/du Non-Residential: 10,000sf	SF: 3,125sf/du 2F: 1,750sf/du MF – 3 Unit: 1,500sf/du MF – 4 Unit: 1,200sf/du MF – 5+ Unit: 1,000sf/du Townhouse: 2,000sf/du Non-Residential: 20,000sf	SF: 3,125sf/du 2F: 1,750sf/du MF – 3 Unit: 1,200sf/du MF – 4 Unit: 1,000sf/du MF - 5-11 Unit: 1,000(800)sf/du MF - 12-40 Unit: 1,000(600)sf/du MF - 41+ Unit: 1,000(400)sf/du Townhouse: 2,000sf/du Non-Residential: 20,000sf Educational Facility: 2 ac
	MAXIMUM TOTAL FLOOR AREA – COMMERCIAL USE¹	Permitted up to 5,000sf of total floor area Conditional use approval required for 5,000 or more square feet of total floor area	Permitted up to 25,000sf of total floor area Conditional use approval required for 25,000 or more square feet of total floor area	Permitted up to 5,000sf of total floor area Conditional use approval required for 5,000 or more square feet of total floor area	Permitted up to 5,000sf of total floor area Conditional use approval required for 5,000 or more square feet of total floor area	None
A	MINIMUM LOT WIDTH	50'	50'	SF & 2F: 30' Townhouse: 18' Non-Residential: 100'	SF & 2F: 30' MF – 3 Unit: 40' MF – 4+ Unit: 50' Townhouse: 18' Non-Residential: 100'	SF & 2F: 30' MF – 3-4 Unit: 40' MF - 5-11 Unit: 50' MF - 12-16 Unit: 60' MF - 17-40 Unit: 75' MF - 41+ Unit: 100' Townhouse: 18' Non-Residential: 100' Educational Facility: 30'
B	MINIMUM LOT DEPTH	100'	100'	Residential: 90' Non-Residential: 100'	Residential: 90' Non-Residential: 100'	SF, 2F, MF - 3-11 Unit Townhouse & Non-Residential: 90' MF – 12+ Unit & Educational Facility: 100'
C	MAXIMUM BUILDING HEIGHT	40'	40'	40'	SF, 2F, MF – 3-4 Unit & Townhouse: 40' MF – 5+ Unit & Non-Residential: 55'	MF, Educational Facility & Non-Residential: 90' SF, 2F & Townhouse: 40'
	MINIMUM OPEN SPACE RATIO	.30	.30	.30	.30	SF, 2F, MF – 3-40 Unit & Non-Residential: .20 MF - 41+ Unit & Educational Facility: .10 Townhouse: .30

TABLE 14-2: BULK & YARD REGULATIONS						
BULK & YARD REGULATIONS		DISTRICTS				
		S-B1	S-B2	S-LB1	S-LB2	S-LC
	MAXIMUM LOT COVERAGE					60%
MINIMUM YARD REQUIREMENTS						
D	FRONT YARD	Section 14.3.A.2	Section 14.3.A.2	Residential: 20' Non-Residential/Mixed-Use: None, to a maximum of 12'	Residential: 20' Non-Residential/Mixed-Use: None, to a maximum of 12'	20'
E	INTERIOR SIDE YARD <sup>3</sup>	None	None	SF, 2F: 3' Townhouse: 5' Non-Residential/Mixed-Use: None, unless abutting a residential district then 5' <sup>2</sup>	SF, 2F & MF – 3-4 Unit: 3' Townhouse & MF – 5+ Unit: 5' Non-Residential/Mixed-Use: None, unless abutting a residential district then 5' <sup>2</sup>	SF, 2F & MF – 3-4 Unit: 3' MF – 5-16 Unit & Townhouse: 5' MF – 17+ Unit: 6' Educational Facility: 20' Non-Residential/Mixed-Use: 10'
F	CORNER SIDE YARD	None, to a maximum of 12'	None, to a maximum of 12'	Residential: 10' Non-Residential/Mixed-Use: None, to a maximum of 12'	Residential: 10' Non-Residential/Mixed-Use: None, to a maximum of 12'	10'
	MINIMUM REQUIRED AGGREGATE OF SIDE YARDS (PERCENT OF LOT WIDTH)			SF, 2F: 20% to a maximum required aggregate of 12' Townhouse: 20% to a maximum required aggregate of 15' Non-Residential/Mixed-Use: 20% to a maximum required aggregate of 20'	SF, 2F & MF – 5+ Unit: 20% to a maximum required aggregate of 12' Townhouse: 20% to a maximum required aggregate of 15' Non-Residential/Mixed-Use: 20% to a maximum required aggregate of 20'	SF, 2F, MF - 3-16 & Townhouse: 20% to a maximum required aggregate of 12' MF - 17-40 Unit: 20% to a maximum required aggregate of 15' MF – 41+ Unit: 20% to a maximum required aggregate of 12' Non-Residential/Mixed-Use: 20% to a maximum required aggregate of 20' Educational Institutions: 30% to a maximum required aggregate of 40'
G	MINIMUM REAR YARD	3'	3'	Residential: 20' Non-Residential/Mixed-Use: 3'	Residential: 20' Non-Residential/Mixed-Use: 3'	SF, 2F, MF – 3-11 Unit: 15' MF – 12+ Unit, Townhouse, Educational Institution & Non-Residential/Mixed-Use: 20'

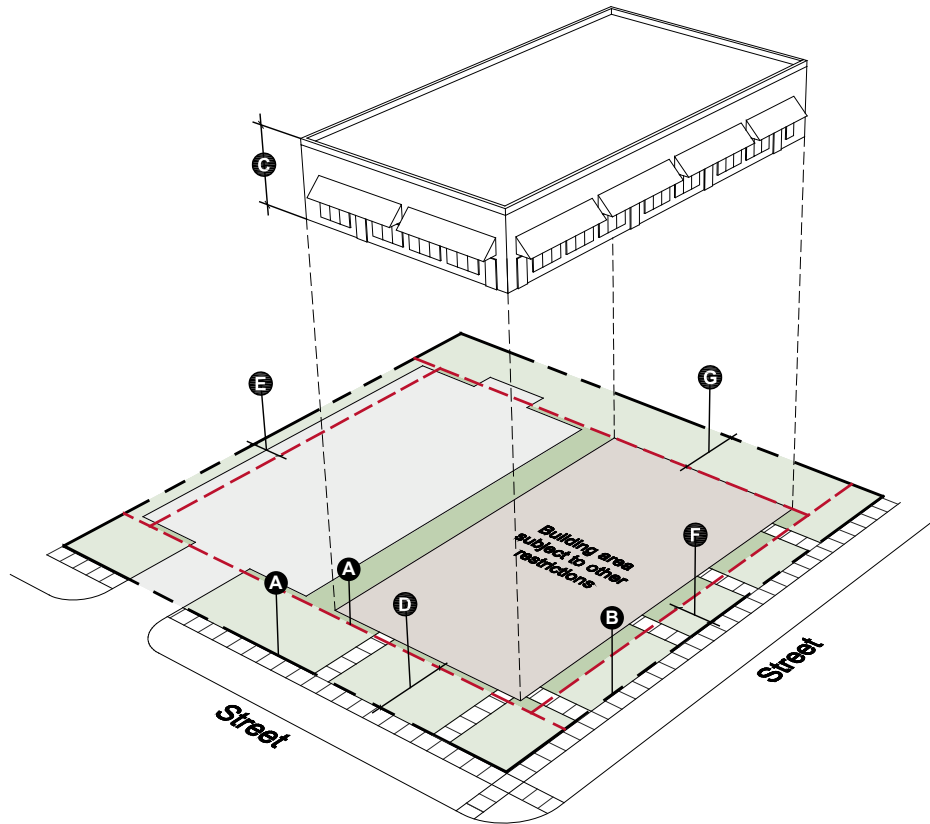
**TABLE 14-2 FOOTNOTES**

<sup>1</sup> Total floor area limits per commercial use

<sup>2</sup> If a property abuts more than one zoning district, the more restrictive yard requirement applies.

<sup>3</sup> Within the area designated as Middle Harrison Avenue, for those lots fronting on Harrison Avenue between Canal and West End Boulevards, when the consolidation of lots thru resubdivision reorients the lot(s) such that the interior side yard now abuts a residential district, there shall be a 20 foot interior side yard setback required.

## Suburban Neighborhoods - Commercial



*Illustration of site development standards*



### ***Range of potential building forms (not all development outcomes represented)***

*Photographs may be substituted at the discretion of the Executive Director of the City Planning Commission with the approval of the City Planning Commission.*

TABLE 14-2: BULK & YARD REGULATIONS		
BULK & YARD REGULATIONS	DISTRICTS	
	S-LP	S-LM
<b>BULK REGULATIONS</b>		
MINIMUM LOT AREA	None	5,000sf <sup>1</sup>
MINIMUM LOT WIDTH	None	None <sup>1</sup>
MAXIMUM BUILDING HEIGHT	35'	Boathouses: Section 14.3.B.4 All other uses: 60'
<b>MINIMUM YARD REQUIREMENTS</b>		
FRONT YARD	15'	10' <sup>1</sup>
INTERIOR SIDE YARD	15'	10% of lot width, but a minimum of 5' <sup>1</sup>
CORNER SIDE YARD	15'	10' <sup>1</sup>
REAR YARD	20'	20', unless rear yard abuts a waterway, then none required <sup>1</sup>

**TABLE 14-2 FOOTNOTES**

<sup>1</sup> Bulk and yard regulations for boathouses in the S-LM District are provided below in Section 14.3.B.4.

## **B. Building Design Standards**

### **1. Design Standards for Non-Residential Uses**

The following standards shall apply to all sites except single and two family dwellings:

- a. The primary entrance for each business shall be oriented to the street. If residential dwellings are located above the ground floor, separate street level access is required for residential access.
- b. The ground floor of newly constructed commercial buildings shall contain a minimum transparency of fifty percent (50%) on the primary street and windows shall be constructed of transparent glass. Opaque, highly tinted, or reflective glass is prohibited. Transparency into the building shall be maintained. Any window signs shall consist of individual letters and numerals without the use of any background.
- c. The first floor of commercial buildings shall be designed with a minimum ceiling height of twelve (12) feet.
- d. Plain mansard roofs are prohibited. Decorative mansard roofs are permitted on buildings with a minimum wall height of two (2) stories. (See Figure 15-2: Examples of Decorative Mansard Roofs).
- e. Decorative elements having historically functional purposes, such as shutters, balconies, windows, and doors, shall be operational.
- f. Security bars, if installed, shall be on the inside of windows. Roll-up or accordion security grilles are permitted on the ground floor when constructed of a see-through, non-solid material. The Casing shall be painted to match the building and shall not damage or obscure architectural detailing.
- g. The following restrictions apply to building materials:
  - i. The following materials are prohibited as the predominant surface finish material on exterior elevations visible from the public right-of-way. However, such

materials may be used as part of decorative or detail elements, or as part of the exterior construction that is not used as a predominant surface finish material.

**(A)** Exterior insulating finish systems (EIFS, "Dryvit")

**(B)** Stuccato Board

**(C)** Vinyl

- h.** In addition to the above design standards, multi-tenant shopping centers are subject to the following:
  - i.** The primary facade of the structure shall be oriented toward the street with entrances facing or clearly visible from the primary street. Main entrances shall be well defined.
  - ii.** The site shall be designed so that there is safe pedestrian access to the shopping center from the street and from the parking area. Within the development, safe pedestrian circulation is required.
  - iii.** A cohesive shopping center character is required through the use of coordinated hardscape treatment, such as special paving materials, lighting, and street furniture, coordinated signs, and landscape.
  - iv.** When a shopping center is situated behind a large parking lot, a street presence for the shopping center shall be created by locating part of the shopping center or an outlot building at the primary street corner or the shopping center entrance for at least twenty-five percent (25%) of the street frontage. Outlot buildings shall define the street frontage by placement near the street with showcase windows and entrances oriented toward the street, as well as to the interior parking lot.
  - v.** The roofline at the top of the structure shall not run in a continuous plane for more than seventy-five (75) feet without offset of the roof plane. Rooflines shall be broken up by providing articulations in the facade of structures, change in the height of portions of roofs, or change in color, material, forms, etc.
  - vi.** Structures shall use decorative roof elements, such as projecting cornices, to enhance roof edges and define public entrances, main pedestrian routes, and/or activity areas.
- 2.** The following standards shall apply to all sites that meet the applicability thresholds of Section 4.5 Development Plan and Design Review:
  - a.** Where appropriate, buildings shall provide climate protection through the incorporation of overhangs, arcades, balconies, and galleries. Exterior facades shall respect and reflect a pedestrian scale.
  - b.** A strong visual connection shall be made between the building's design and the existing character of the area. The overall building design, including its height and bulk, should be compatible with the surrounding neighborhood and provide a pedestrian environment through the use of visually active ground level treatments. The design and site development shall adhere to the character and scale of the surroundings.
  - c.** Architectural details, material, colors, textures, and landscape treatments shall be coordinated to provide visual continuity, quality, and consistency.

### **3. Design Standards for Residential Uses**

See Section 13.3.B for building design standards for townhouse and multi-family dwellings in the Suburban Neighborhood Non-Residential Districts.

### **4. Design Standards for Marinas in S-LM District**

Non-residential uses within in a marina in the S-LM District shall comply with the non-residential design standards of Paragraph 1 above. In addition, the following standards apply to a marina:

- a. Non-residential uses shall be oriented to the street and waterfront. Outdoor dining and public outdoor seating areas are encouraged along any façade that abuts the waterfront.
- b. A pedestrian walkway of at least ten (10) feet in width shall be provided along the water edge of the marina facility. Such walkway may be integrated with any structure, use, or open space activity abutting the waterfront.
- c. A marina shall provide access roads for public safety vehicles and equipment subject to the approval of the City of New Orleans Police and Fire Departments

### **5. Height and Design Standards for Boathouses in S-LM District**

Boathouses within the S-LM District shall be subject to the following design standards:

- a. All boathouses shall comply with the design and height standards and other regulations of Section 170-645 of the Code of the City of New Orleans, which shall prevail over any conflicting design standards and height, bulk and yard regulations of the S-LM District.

## **14.4 GENERAL STANDARDS OF APPLICABILITY**

All Suburban Neighborhood Districts are subject to the following standards:

### **A. Accessory Structures and Uses**

See Section 21.6 for standards governing accessory structures and uses.

### **B. Temporary Uses**

See Section 21.8 for standards governing temporary uses.

### **C. Site Development Standards**

See Article 21 for additional site development standards such as exterior lighting, environmental performance standards, and permitted encroachments.

### **D. Off-Street Parking and Loading**

See Article 22 for standards governing off-street parking and loading.

### **E. Landscape, Stormwater Management, and Screening**

See Article 23 for standards governing landscape, stormwater management, and screening.

**F. Signs**

See Article 24 for standards governing signs.

**G. Overlay Districts**

See Article 18 for additional overlay district regulations, when applicable.

**H. Nonconformities**

See Article 25 for regulations governing nonconformities.